

TO: Alderman Callahan, Chairman CD

FROM: Jeff Albertson, Building Commissioner

DATE: December 2, 2020

RE: Ordinance #20-75: Landmark Designation for Conde House at 210 North Washington Avenue

At the November 9th, 2020 Historic Preservation Commission meeting, a public hearing was held to consider the petition for the Landmark Designation of the Conde House at 210 North Washington Avenue. The petitioner, Doris Sherer, as well as Mayor Schielke presented testimony to the commission. All individuals who testified gave strong support for landmark designation of the building. Many sources of information were cited, including published historical references and firsthand accounts and observations of the property, all of which are included in the minutes of the public hearing.

The home construction was started in 1845, by Cornelius B. Conde, and continued for 10 years being completed in 1855. One architectural feature was a large “Widows Watch” platform in the center of the roof. This was used in October, 1871 by neighborhood residents to view the Great Chicago Fire. It appears that some of the framework still sits atop the roof to this day. Several of the Conde ancestors have played roles in the development of Batavia. His granddaughter, Louise Conde White, was a public-school educator and the northeast side elementary school is named in her honor. His great, great, great grandson is Jeffery D. Schielke, Mayor of Batavia since 1981 and continues to hold the office at this time. It is interesting to note that the home was in the Conde family continuously through 7 generations and for 175 years with the last ancestor leaving the home in 2020.

After consideration of the testimony, and deliberation amongst the commissioners, a consensus was reached to proceed with the identification of criteria that would support the nomination. There are 11 criteria to be considered for Landmark Designation. A minimum of 1 must be met for a positive recommendation. These criteria were voted on individually and items A, B, C, E, & J were approved. A motion was then made to recommend to the City Council that 210 North Washington Avenue be designated as a historic landmark. This would apply to the main structure only, not to any accessory structures on the property. It was approved 5-0.

Please consider the attached Ordinance #20-75 in preparation for the December 15, 2020 Committee of the Whole meeting.

Cc: Mayor & City Council
City Administrator
Scott Buening
File

City of Batavia

Historic Preservation Commission

Landmark Designation Nomination Form

Nomination: 210 N. Washington Avenue

Submittal Date: September 21, 2020

Applicant: Doris Sherer

Owner Notified: September 29, 2020

Legal Description: Lots 2 and 3 and that part of Lot 4 in Block 10 of the original town of Batavia, on the east side of Fox River. All described as follows. Beginning at the northwest corner of said Lot 2; thence southerly along the westerly line of said lot 149.50 feet to the southwest corner thereof; thence easterly along the southerly line of said block (being the northerly line of Spring Street), 156 feet; thence northerly 150.50 feet to a point on the northerly line of said lot 4 which is 171.;70 feet easterly of the point of beginning; thence westerly along the northerly line of said Lots 4,3, and 2, 171.70 feet to the point of beginning, in the City of Batavia, Kane County, Illinois.

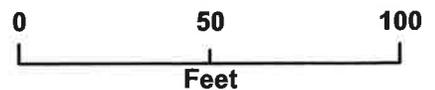
PIN 12-22-231-014

Commonly known as: 210 N Washington avenue, Batavia IL 60510



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210 N Washington Ave/211 Spring St



Overall Site Plan:

On attached PDF file

Photos including
rear, side and front
elevations:







Written statement describing property with a listing of supporting reasons for landmarking:

This home was built by Cornelius and Hannah Conde. In June 1846 he purchased two lots at the corner of Washington Avenue and Spring Street from Alanson House. The home was built on these 2 lots. In 1848, he purchased a third lot from House. The home was finished in 1849.

Cornelius and Hannah raised 7 children this home. In 1904, their son Guy and his wife Alma lived in the main part of the house. They raised 5 children in this home. Eventually, the south portion was rented out to people outside the family. In 1960, Neal (grandson of Guy and Alma) and Mary Conde moved into the south portion. They purchased the house after Guy and Alma had both passed away. It was then returned to a single-family house. A member of the Conde family had lived in the

house from the time it was built in 1849 until Mary lost the house to foreclosure in 2020.

List of significant architectural features that should be protected:

Originally there were 13 rooms in the house including 5 bedrooms. It sits on a hill and when built, there was a view of the Fox River. The bay windows in the south wing are the original windows. There is a front porch with a door into the house, and there is a twin porch on the second floor. A widow's walk tops the center section although the railings were removed when a new roof was put on the house.

Other:

The Conde family were among the first settlers to Batavia. When they came here in 1841, Cornelius set up a blacksmith shop on North River Street. All 7 of the children were successful and were active members of the town. One of the Conde granddaughters was Louise White for whom the elementary school was named.

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 20-75**

**DESIGNATING THE “CONDE HOUSE” AT 210 NORTH
WASHINGTON AVENUE AS A HISTORIC LANDMARK**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
THIS DAY OF, 2021**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This day of, 2021

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS
ORDINANCE 20-75
DESIGNATING “THE CONDE HOUSE” AT 210 NORTH WASHINGTON
AVENUE AS A HISTORIC LANDMARK

WHEREAS, among the responsibilities of the Batavia Historic Preservation Commission, the Commission is to review nominations for Landmark Designation of properties, and to make recommendations to the Batavia City Council regarding such nominations; and

WHEREAS, the Historic Preservation Commission received a nomination for designation of the property legally described on the attached Exhibit “A” and commonly known as 210 North Washington Avenue (the “Conde House”) as a Historic Landmark; and

WHEREAS, pursuant to the provisions of Title XII of the Batavia Municipal Code, the Historic Preservation Commission did conduct a Public Hearing with respect to said nomination, said Public Hearing having taken place on November 9, 2020 and

WHEREAS, after the conclusion of the Public Hearing, the Historic Preservation Commission made the following findings of fact:

1. That the Conde House has significant value as part of the historic character of this community, county, state, and nation.
2. That the Conde House is identified with a person or persons who significantly contributed to the development of the community, county, state, or nation.
3. That the Conde House Is representative of the distinguishing characteristics of architecture inherently valuable for the study of period, type, method of construction or use of indigenous materials.
4. Has a unique location or singular physical characteristics that make it an established or familiar visual feature.
5. Is suitable for preservation or restoration.

and

WHEREAS, the Batavia City Council has reviewed and considered the recommendation of the Historic Preservation Commission; and

WHEREAS, the Batavia City Council deems it to be in the best interests of the City of Batavia that the Campana Building be designated as a Historic Landmark;

CITY OF BATAVIA ORDINANCE 20-75

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That the property legally described on the attached Exhibit “A” and commonly known as 210 North Washington Avenue (the Conde House) is hereby designated as a Historic Landmark in the City of Batavia, and that it be referred to as the “Conde House”. This designation would apply to only the main house structure and not to any accessory structures.

SECTION 2: That the Mayor and City Clerk are authorized to execute the Notice of Designation of Landmark Status attached hereto as Exhibit “B”. A copy of same shall be promptly sent to the owner of the subject property, and the original recorded with the Kane County Recorder of Deeds.

SECTION 3: That this Ordinance 20-75 shall be in full force and effect upon its presentation, passage, and publication according to the law.

PRESENTED to the City Council of the City of Batavia, Illinois, this day of, 2021.

PASSED by the City Council of the City of Batavia, Illinois, this day of, 2021.

APPROVED by me as Mayor of said City of Batavia, Illinois, this day of, 2021.

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Baerren				
2	Callahan					Wolff				
3	Meitzler					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	McFadden					Miller				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstention(s)					
Total holding office: Mayor and 14 aldermen										

ATTEST:

Ellen Posledni, City Clerk

CITY OF BATAVIA ORDINANCE 20-75

Exhibit A

*Legal Description for Property Commonly Known as
210 North Washington Avenue, Batavia, Illinois*

Lots 2 and 3 and that part of Lot 4 in Block 10 of the original town of Batavia, on the east side of Fox River. All described as follows: Beginning at the northwest corner of said Lot 2; thence southerly along the westerly line of said lot 149.50 feet to the southwest corner thereof; thence easterly along the southerly line of said block (being the northerly line of Spring Street), 156 feet; thence northerly 150.50 feet to a point on the northerly line of said lot 4 which is 171.70 feet easterly of the point of beginning; thence westerly along the northerly line of said Lots 4, 3, and 2 171.70 feet to the point of beginning, in the City of Batavia, Kane County, Illinois. (PIN 12-22-231-014)

CITY OF BATAVIA ORDINANCE 20-75

_____ [FOR RECORDER'S USE ONLY]

NOTICE OF DESIGNATION OF **HISTORIC LANDMARK STATUS**

TO: Heidi Candee Hoff
210 North Washington Avenue
Batavia, IL 60510

YOU ARE HEREBY NOTIFIED that, pursuant to the provisions of Title XII of the Batavia Municipal Code, and to findings and recommendation of the Batavia Historic Preservation Commission, and further, pursuant to the provisions of Ordinance #20-75 duly passed and adopted by the Batavia City Council on December 21, 2020, the property legally described on the attached Exhibit "A" and commonly known as 210 North Washington Avenue (the Conde House) has been designated as a Historic Landmark.

YOU ARE FURTHER NOTIFIED that, pursuant to Title XII, Section 6, of the Batavia Municipal Code, a Certificate of Appropriateness shall be required before a permit is issued for any designated Historic Landmark if the building, structure or property so designated will be subject to construction, alteration, repair, demolition, relocation or other material change that produces a major change in the exterior appearance. Further information with respect to the required procedures for a Certificate of Appropriateness may be obtained from the City of Batavia, Office of the Community Development Department, 100 North Island Avenue, Batavia, Illinois, 60510, telephone #630-454-2700.

Dated: This day of, 2021.

CITY OF BATAVIA, an Illinois Municipal Corporation,

By _____

Its Mayor

ATTEST:

By _____

Its City Clerk